

Department of Natural Resources and Conservation
LAND BANKING REPORT
2009 Legislative Session – January 2009

Land Banking is the process of selling various parcels of state land and using the proceeds from the sales to purchase other land that is likely to provide greater or equal trust revenue, with an acceptable level of risk, for the affected trust and to diversify the land holdings of the various trusts.

Land Banking Sales by County 2006-2008

ACRES	COUNTY	SALES PRICE	ANNUAL INCOME
1280	Blaine	\$324,450	\$2,561
295	Carbon	\$1,342,250	\$490
2706	Chouteau	\$513,370	\$3,866
9,585	Custer	\$1,461,800	\$11,382
85	Flathead	\$6,400,000	\$1,119
9,600	Garfield	\$1,382,900	\$12,238
404	Hill	\$120,600	\$575
1,520	Lewis & Clark	\$1,474,000	\$2,626
597	Liberty	\$149,453	\$919
479	Madison	\$886,298	\$601
720	Powell	\$1,224,000	\$1,156
1,600	Treasure	\$368,000	\$2,039
28,871	TOTAL	\$15,627,121	\$39,572

EXHIBIT 5
DATE 1/9/09
HB
DNRC

Average Sale Price per acre for Sold Parcels = \$541
Average Income per acre for Sold Parcels = \$1.37

Tracts Acquired Through Land Banking 2006-2008

Tract	County	Acres	Purchase Price	Appraised Value	Annual Net Income	Estimated Rate of Return	Purchase Date
Eustance Ranch (Ulm Pishkin)	Cascade	897.2 Grazing/Ag	\$718,256	\$969,600	\$15,502	2.16%	October-06
Capdeville Ranch	Valley	530 Ag	\$618,000	\$619,000	\$11,752	1.90%	December-06
North Lincoln	Lewis and Clark	1041 Graz/Timber	\$1,131,636	\$1,480,000	\$912	0.08%*	December-06
Ovando Mtn.	Powell	1,439 Graz/Timber	\$540,735	\$975,000	\$745	0.14%*	December-06
Wolf Creek Ranch	Fergus	1,842.55 Grazing/Ag	\$1,290,000	\$1,290,000	\$27,078	2.10%	January-07
Tongue River Ranch	Custer	18,544.18 Grazing/Ag	\$4,800,000	\$4,800,000	\$70,243	1.46%	April-07
Tupper Lake	Powell	1,777.67 Timber/Grazing	\$1,271,000	\$1,271,000	\$18,441	1.45%**	July-08
DeBruycker Farm	Teton	5,211.98 Ag/Grazing	\$4,980,000	\$4,980,000	\$157,580	3.16%**	December-08
TOTALS		31,283.58	\$15,349,627	\$16,384,600	\$302,253	1.97% Avg.	

Average Cost per Acre for Acquisitions = \$491
Average Income per Acre for Acquisitions = \$9.66

* Rate of Return only reflects secondary income from grazing, timber will be harvested from the property during the next 60 years.
** Rate of Return based on projected income at time of purchase.